

Article - Real Property

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§10–801.

(a) (1) In this section the following words have the meanings indicated.

(2) “Home builder” means a person that undertakes to erect or otherwise construct a new home.

(3) “Minimum visitability features” means:

(i) A ground level entrance:

1. That has a width of 36 or more inches;

2. That is accessible from the outside of the new home or an attached garage; and

3. In which the threshold of the entrance is no more than 1.5 inches higher than the interior floor and the exterior landing; and

(ii) A circulation route from the ground level entrance to an unattached garage, parking space, or public right-of-way that is free of any curbs, steps, landings, obstacles, or other vertical changes in level that are more than 1.5 inches.

(4) (i) “New home” means a newly constructed single-family dwelling unit.

(ii) “New home” does not include:

1. A custom home as defined in § 10–501 of this title;

or

2. A mobile home as defined in § 8A–101 of this article.

(b) This section does not apply to:

(1) A new home that is located above another new home;

(2) An attached new home;

(3) A new home:

(i) That does not have a garage; and

(ii) In which the slope between the finished ground level at all unit entrances to the nearest point along a property line that borders a public right-of-way is greater than 10%; or

(4) A new home in which compliance with the design flood elevation restrictions will cause:

(i) The finished floor to be more than 30 inches above the finished ground level at all unit entrances; or

(ii) The slope between the finished floor at all unit entrances to the nearest point along a property line that borders a public right-of-way to be greater than 10%.

(c) This section applies only to a home builder that constructs 11 or more new homes in a subdivision that contains 11 or more new homes.

(d) (1) Subject to paragraph (2) of this subsection, at the time of offering new homes in a subdivision for sale, a home builder shall offer minimum visitability features as an option for purchase.

(2) The offer of minimum visitability features shall be accompanied by:

(i) A point of sale document that describes the minimum visitability features; and

(ii) A generic drawing or photograph that shows the minimum visitability features and the lots and new home types that are conducive to the minimum visitability features that could be constructed.

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